

## Landscape Referral Response

<b>Application Number:</b>	DA2019/0239
<b>Date:</b>	07/06/2019
<b>Responsible Officer:</b>	Daniel Milliken
<b>Land to be developed (Address):</b>	Lot 1 DP 1001963 , 638 Pittwater Road BROOKVALE NSW 2100

### Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

### Officer comments

The Landscape Plan and Arborist's Report submitted with the application are noted.

The Arborist's Report indicates that the majority of trees along the rear of the site are to be retained, which is supported. It is noted that a mature *Cinnamomum camphora* (Camphor Laurel Tree) on the north eastern corner of the site is to be one of the trees removed. *C. camphora* is an exempt species under WDCP Clause E1, whereby Council approval to remove the tree is not required. As such, no objections to removal are raised.

The Arborist's Report identifies a mature *Eucalyptus microcorys* (Tallowood tree) located inside the site, near the southern boundary. The tree is described in the Arborist's Report as being 22m high, 18m canopy spread, of Good health and vigour, of High Retention/Significance value and with a Typical Form/Habit. The Arborist's Report further advises under Comments: Remove & Replace: Tree is too close to line of excavation for underground parking.

The conclusion therefore is that the tree is required to be removed due to the design of the development rather than due to any health or structural defects of the tree.

Brookvale is noted as an area deficient in tree cover. Recently released data from the Office of Environment and Heritage on urban heat and tree canopy data indicates Brookvale to contain less than 10% tree canopy cover and receives a Vulnerability Score of 5 - Most Vulnerable in the Heat Vulnerability Index 2016.

As such, it is considered that the tree should be retained and the development designed around the tree to enable retention with the inherent benefits such a tree brings to the site and the local environment.

At this stage, the proposal is not supported with regard to landscape issues..

### Referral Body Recommendation

Recommended for refusal

**Refusal comments**

**Recommended Landscape Conditions:**

Nil.